007.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,203,900	/	1,203,900
USE VALUE:	1,203,900	/	1,203,900
ASSESSED:	1,203,900	/	1,203,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-45A	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU ZIJIE
Owner 2:	LUO XIANGLING
Owner 3:	
Street 1:	45 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLLINS MICHAEL F & LINDA A -
Owner 2:	-
Street 1:	45 LAKEHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,329 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Stucco Exterior and 3602 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10329.000	560,400	1,200	642,300	1,203,900
Total Card	0.237	560,400	1,200	642,300	1,203,900
Total Parcel	0.237	560,400	1,200	642,300	1,203,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.19 | /Parcel: 334.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6460
GIS Ref	
GIS Ref	
Insp Date	02/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	560,200	1200	10,329.	642,300	1,203,700	1,203,700	Year End Roll	12/18/2019
2019	104	FV	435,900	1200	10,329.	682,400	1,119,500	1,119,500	Year End Roll	1/3/2019
2018	104	FV	435,900	700	10,329.	497,800	934,400	934,400	Year End Roll	12/20/2017
2017	104	FV	468,500	700	10,329.	433,500	902,700	902,700	Year End Roll	1/3/2017
2016	104	FV	468,500	700	10,329.	369,300	838,500	838,500	Year End	1/4/2016
2015	104	FV	384,800	800	10,329.	361,300	746,900	746,900	Year End Roll	12/11/2014
2014	104	FV	384,800	800	10,329.	297,100	682,700	682,700	Year End Roll	12/16/2013
2013	104	FV	400,000	800	10,329.	282,600	683,400	683,400		12/13/2012

!694!

PRINT

Date	Time
12/10/20	16:26:04

LAST REV

Date	Time
04/19/18	13:11:10
apro	
694	

USER DEFINED

Prior Id # 1:	6460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS MICHAEL	68404-30		11/15/2016		900,000	No	No		
	21007-316		4/1/1991		170,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2012	93	Redo Kit	3,400					replace cabinets k
3/20/2002	368	Porch	18,900	O		G4	GR FY04	BUILD 3 SEASON SUN
7/25/1994	369	AbvGrd.	1,000					15FT OVAL POOL

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
11/3/2016	Measured	DGM	D Mann
1/29/2009	Meas/Inspect	336	PATRIOT
9/22/1999	Meas/Inspect	256	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10329		Sq. Ft.	Site		0	80.	0.78	1			View	10					642,284						642,300	

Total AC/HA: 0.23712 | Total SF/SM: 10329 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 642,284 | Spl Credit | Total: 642,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.07850146
Const Adj.:	1.01484895
Adj $ / SQ:	175.123
Other Features:	134263
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688422
Depreciation:	128046
Depreciated Total:	560375

COMMENTS

BMT APT ELEC HEAT SINK ON SEC FL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 5 | Baths: 3 | HB

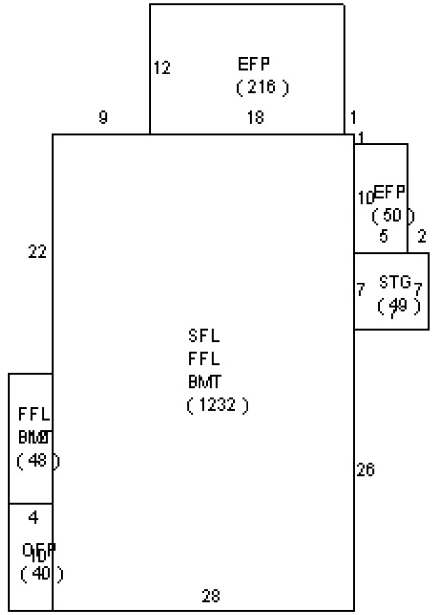
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	BMT
1	4	3	1+2
Totals			
2	8	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	88.000	112,639
FFL	First Floor	1,280	175.120	224,157
SFL	Second Floor	1,170	175.120	204,963
EFP	Enclos Porch	266	38.020	10,112
STG	Storage	49	10.230	501
OFP	Open Porch	40	44.650	1,786

Net Sketched Area: 4,085 | Total: 554,158

Size Ad 2450.4000 | Gross Are 4147 | FinArea 3602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	C	
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	175.12
Special Features:	0	Val/Su Net:	137.18
Final Total:	560400	Val/Su SzAd	228.70

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1997	0.00	T	17.6	104						
19	Patio	D	Y	1	20X20	A	AV	2010	3.19	T	7.2	104			1,200			1,200

More: N | Total Yard Items: 1,200 | Total Special Featues: | Total: 1,200